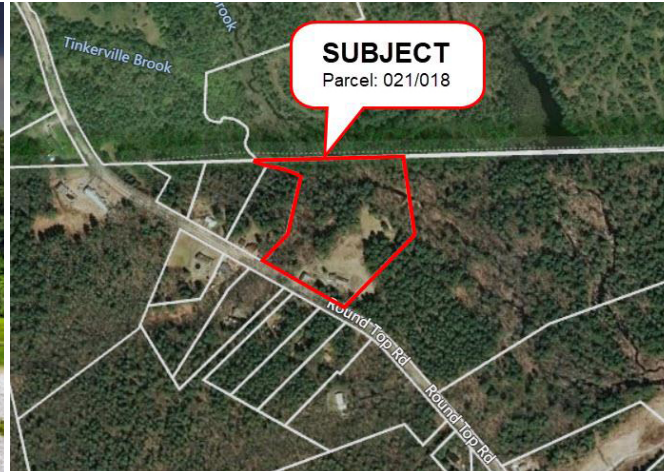


# Mortgagee's Foreclosure AUCTION

## 3,023+/-SF HOME ON 8.5+/- ACRES

### 1677 Round Top Rd (Rt 96), Burrillville, RI

*k/a "The Conjuring House"*



Previously in use as a popular paranormal tourism event site, this antique farmhouse has become world famous for historical paranormal sightings & activity. In 2013, Warner Brothers released "The Conjuring," depicting a series of paranormal events & encounters on the site as reported by members of the Perron Family who lived there in the 1970's. 7+ more movies have been released by Warner Brothers/New Line Cinema including the newest in 2025, making The Conjuring films the most financially successful horror movie franchise to date.



## Friday, October 31 at 11am On-site

**SITE:** 8.5+/- acres with large gravel drive & brook toward the back

**FRONTAGE:** 450+/- ft

**ZONING:** F5 Farming/Residential District

**YEAR BUILT:** 1736 Arnold House per variety of sources, 1836 per Assessor

**DESIGN:** 3,023+/- sf 1.5-story post & beam 3BR, 2BA home on a stone foundation

**FEATURES:** Wide-plank flooring & other period detail, 4+/- fireplaces, steam heat, alarm system, patio

**BASEMENT:** 1,738+/- sf, unfinished

**OUTBUILDINGS:** 1,260+/- sf barn, 3 sheds

**LEGAL REF:** Providence County 1261-16

**PARCEL ID:** 021/018

**Centrally located near the Blackstone River Valley area of Southern New England with easy access to Routes 44 & 146. 25+/- miles to Providence, RI & Worcester, MA. 30+/- miles to TF Green International Airport**

**Note:** No access permitted to foreclosure site, police take notice. Please be respectful of neighbors' privacy, thank you.

#### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder by 4pm ET on Tuesday, November 4, 2025. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

# JJManning

AUCTIONEERS

Property Info & Full Terms at:

**JJManning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675



RI LIC # REB.0018924  
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